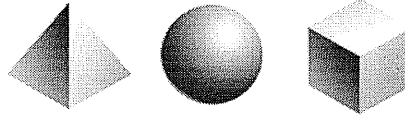


Pendley & Associates, Inc.



11 August 2005

Gerri Caruso
Sunnyvale Planning Dept
456 W. Olive Ave.
Sunnyvale, CA, 94088
(408) 730-7435

Re. Southbay Christian Center conditional use permit
521 E. Weddell Dr, Sunnyvale, CA, 94089
APN = 110-14-196 (Santa Clara County)

Gerri:

Southbay Christian Center opened their doors to the community in 1922, and moved into the facility at 1134 Miramonte Ave, Mountain View in 1981. At present they have about 125 people attending on Sunday mornings and plan to grow to 300 within a few years. When they reach 400 people they plan on sending some of the people off to start a daughter church. The church draws people from the community area for Sunday services from 9am-1pm. There is a bible study Wednesdays 7-9pm. There are three full-time staff members with M-F 8am-5pm. There will also be random special events, such as potlucks, concerts and weddings.

The proposed site is located north of the 101 Freeway between 237 Freeway and Lawrence Expressway. It is a developed 2.3-acre in the MS zone and there are existing public utilities. The land is surrounded by industrial and future residential properties. The existing 34,170 square feet (SF) building was occupied by an event planner, equipment rental & cheerleading school, became vacant in 1997.

We are proposing a remodel and change in use from office/warehouse to a church. There are 134 existing paved on-site parking spaces. We will remove 5 and add 7 new paved parking spaces onsite. This will give them 136 parking spaces. Although the Sanctuary room size will allow for more occupants, the parking limits the occupancy. The use permit needs to be conditioned to 500 maximum occupants. They will need an off-site parking agreement with 539 E. Weddell for 30 more parking spaces. It is our understanding the existing parking lots do not have to be brought up to current city standards, but overall landscape was increased to 20% of the lot coverage. There is an existing trash enclosure. A 2" Crape Myrtle will be removed for the new entry tower and facelift. A new sidewalk will be added per city request.

The 539 building has less improvements than the 521 building, so it will be the first project. Then, upon completion, the church will move in to this building during the time it takes to do construction of the 521 building. We realize the Sanctuary has the potential to hold more people than there is parking for them and thus request the use permit limit the occupant load to that allowed by the provided parking. Thirty of 539 site parking will be set into an offsite parking agreement with 521 site.

A developer wants to purchase their existing campus and Southbay Christian Center has critical need for new physical space and parking to accommodate their worship and ministry functions. It is this critical need for space that has prompted the church leadership to purchase the new properties in order to relocate. From a financial perspective this expanded facility allows Southbay Christian Center an extremely cost effective ability to meet their current and future worship and ministry needs. All of this has been budgeted, and works well financially for the church, provided there aren't any costly conditions imposed on them.

By providing the aforementioned ministry and support functions to both the congregational members and local populace, Southbay Christian Center believes it provides high community value as well as positively affecting the world from the southbay area. This in fact Southbay Christian Center believes to be a biblical mandate as found in Matthew 28: 19-20 which states: *"Therefore go and make disciples of all nations, baptizing them in the name of the Father and of the Son and of the Holy Spirit, and teaching them to obey everything I have commanded you. And surely I am with you always, to the very end of the age."*

In addition to this Biblical mandate and the positive impact on people, the aesthetic physical improvement of this property will be significant, enhancing the local area.

The Southbay Preschool at 539 E. Weddell is an associated project. This project is consistent with the general plan and zoning. There is no significant impact on the environment; including traffic, noise, light, air, water and archeology. And there is no threat to public health, safety and welfare and no hazardous materials involved. The church has been serving the needs of the community for years. And now want to continue this in their new campus. We request the conditional use permit be granted that we may proceed to the next step in the building process.

Call for any clarifications.

Sincerely,

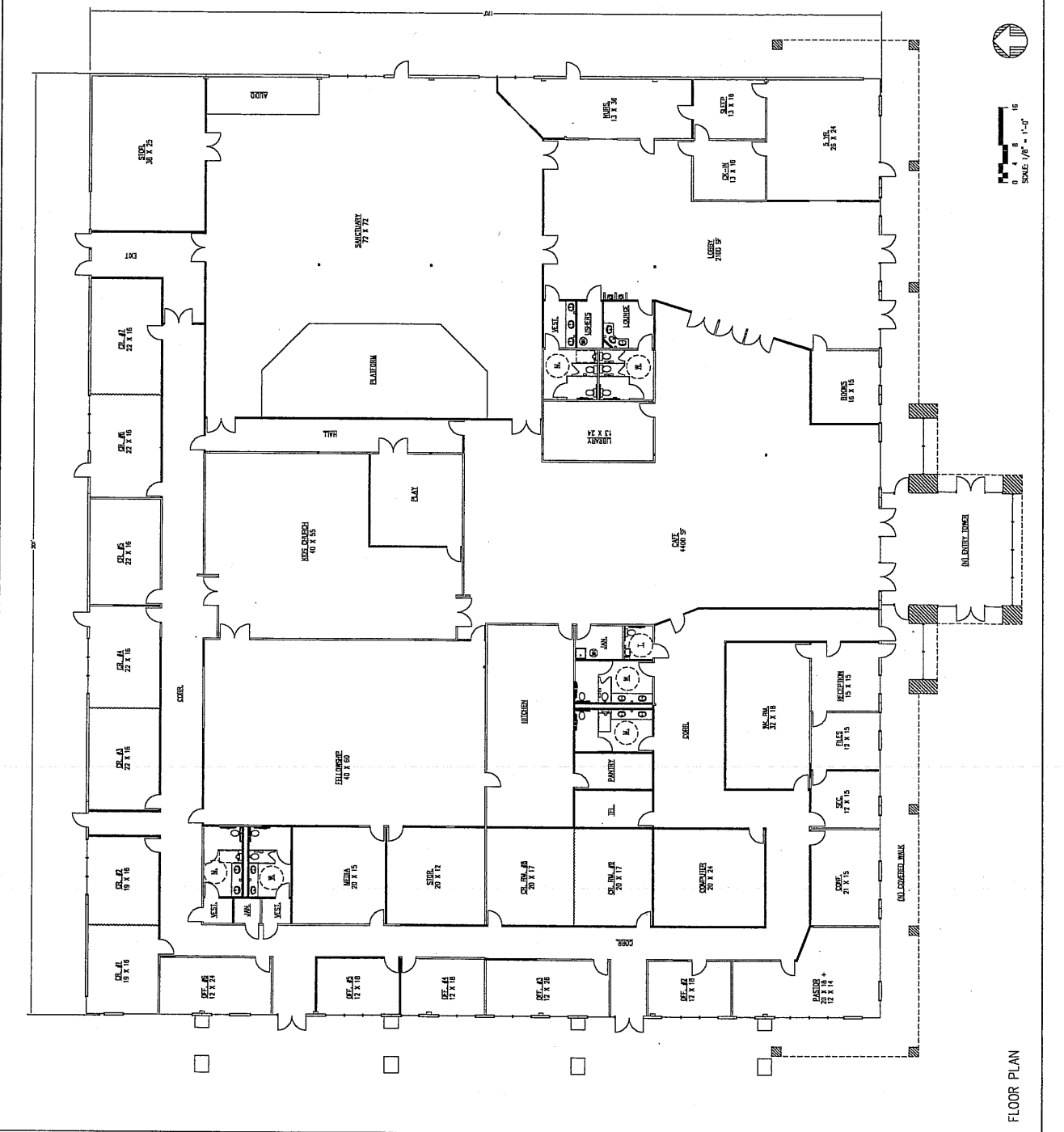
Brian A. Pendley
Architect

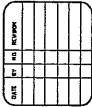
AERIE, Inc.
A DESIGN/BUILD GROUP
125 S. GARD ST. #101
DENV. CO. 80202
TEL: 303.733.4400 FAX: 303.733.4401
E-MAIL: info@erieinc.com

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E-MAIL: info@pendley.com

FLOOR PLAN
RELOCATED CAMPUS FOR
SOUTHEAST CHRISTIAN CENTER
301 REEBELL DR., SUNNYVALE, CA 94086

A2
DATE: 03-11-03
SCALE: 1/8" = 1'-0"





AFERIE, Inc.



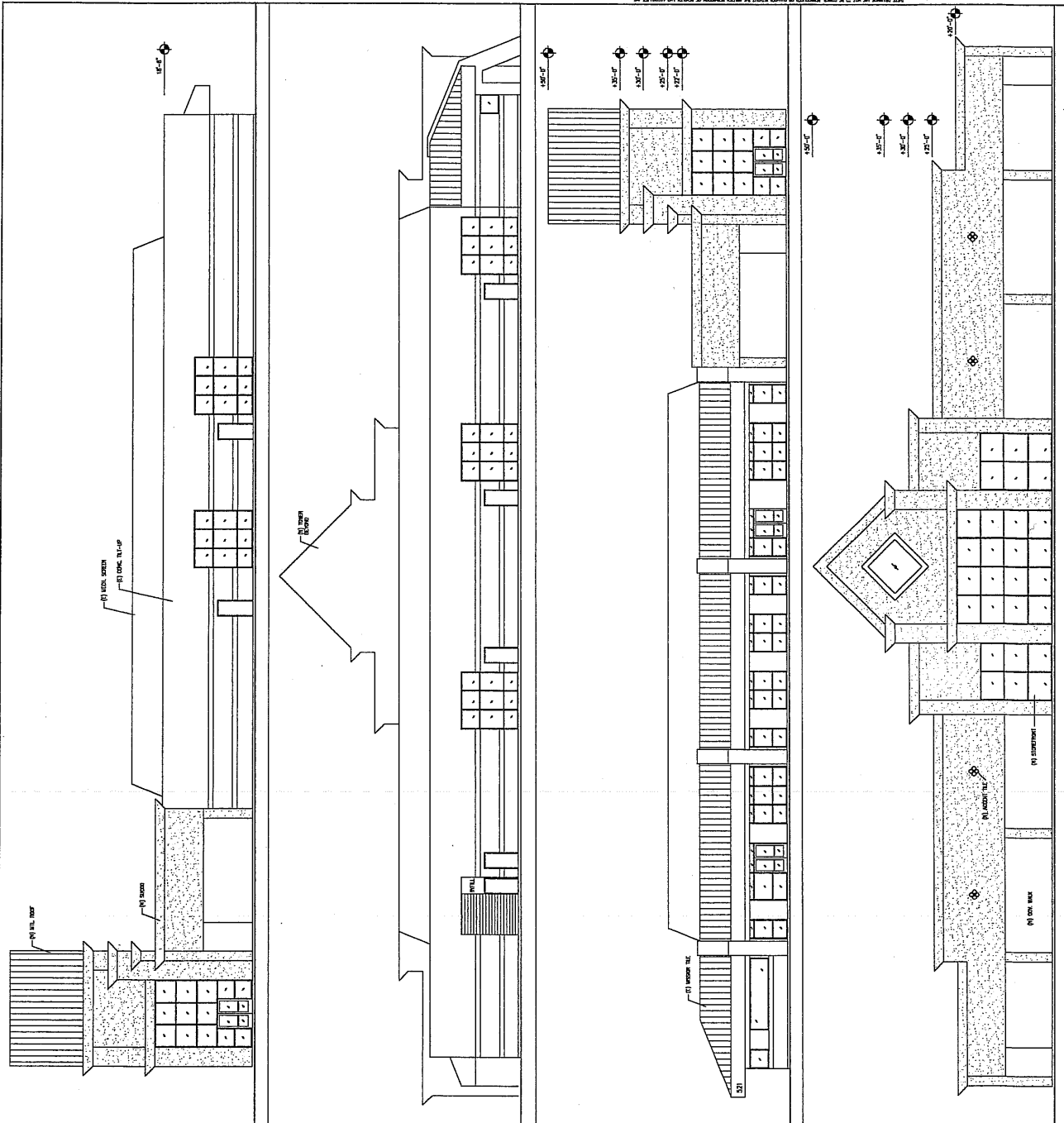
PENDLEY
STATES, INC.

ASSOCIATION

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"
DATE: 08-10-05
JOB NO: 05041-B

5-627
A3
OF 32123
P&P AUTO 8-18-06



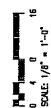
EAST

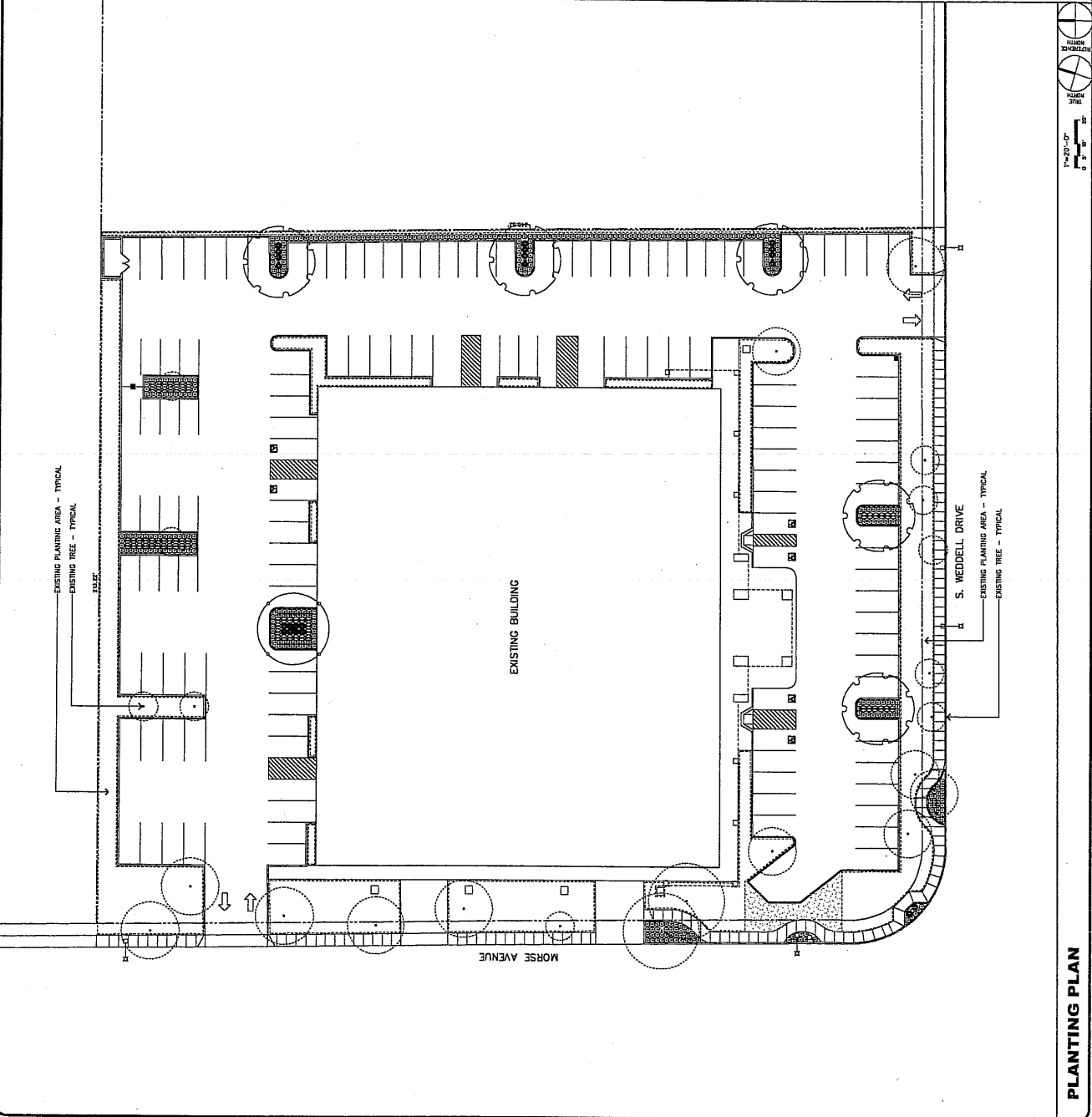
NORTH

WEST

SOUTH

FINISH	MFR.	STYLE	COLOR
1. EX. EXL. ROOF	NA	NA	TO TIE IN BRANCH
2. EX. HANGING ROOF	NA	NA	TERNA COAT
3. EX. HANGING ROOF	NA	NA	TERNA COAT
4. EX. HANGING ROOF	NA	NA	TERNA COAT
5. EX. HANGING ROOF	NA	NA	TERNA COAT
6. EX. HANGING ROOF	NA	NA	TERNA COAT
7. EX. HANGING ROOF	NA	NA	TERNA COAT
8. EX. HANGING ROOF	NA	NA	TERNA COAT
9. EX. HANGING ROOF	NA	NA	TERNA COAT
10. EX. HANGING ROOF	NA	NA	TERNA COAT
11. EX. HANGING ROOF	NA	NA	TERNA COAT
12. EX. HANGING ROOF	NA	NA	TERNA COAT





PLANTING PLAN

PLANT DATE: 8/9/2003

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
TREES				
	<i>Laurus nobilis</i>	Sweet Bay Tree	1	24" Box
	<i>Palmetto chinensis</i>	Chinese Palmetto	5	24" Box
SHRUBS				
	<i>Gardenia jasminoides</i>	Gardenia	64	5 Gal.
	<i>Pittosporum tobira</i>	Shear	22	5 Gal.
	<i>Jasminum sambac</i>	Star Jasmine	380	1 Gal.
LAWN				
	Lawn	Datto Blagayras Premium BS-5 Berli Fence Sod		

PLANTING NOTES

- Plant material locations diagrammatic. Adjust when necessary to avoid utilities and other obstructions.
- Quantities listed are for the convenience of the contractor. In case of change, the contractor shall be responsible for the final quantities.
- Soils and trees to be planted shall be suitable for the site. If, at all times, the contractor shall be responsible for the final quantities.
- Landscaping Contractor shall be responsible for all site grading in landscape areas.
- Backfill soil shall be 1/2 native soil and 1/2 amended humus with Agilum plant.
- Soil (20-10-5) @ 1/1 Gal. 3/5 Gal. 3/5 Gal.
- Apply Blagayras-Q pre-emergent on per manufacturer's specifications to all shrub areas. Topdress all shrub areas with 2" layer of 1/2" to 3/4" ground in work.
- Contractor shall maintain job for 60 days from date of completion. Trees to be guaranteed for one year.

DATE: 8/9/2003
 SCALE: 1"=20'-0"
 SHEET: 1
 PROJECT: 100-100-0000

AERIE, Inc.
 A DESIGN/BUILD GROUP
 100 P. 100-100-0000
 100 P. 100-100-0000
 100 P. 100-100-0000

PENDLEY & ASSOCIATES, INC.
 ARCHITECTURE • ENGINEERING • PLANNING
 9008 BUCKLE • WALKER SPRINGS • CALIFORNIA • 94009
 PHONE (925) 786-3700
 FAX (925) 786-3700

PRELIMINARY PLANTING PLAN
 LOCATED CAMPUS FOR
 121 E. WEDDELL DRIVE, SUNNYVALE, CA 94089

PLANTING PLAN
 DATE: 8/9/2003
 SCALE: 1"=20'-0"
 SHEET: 1